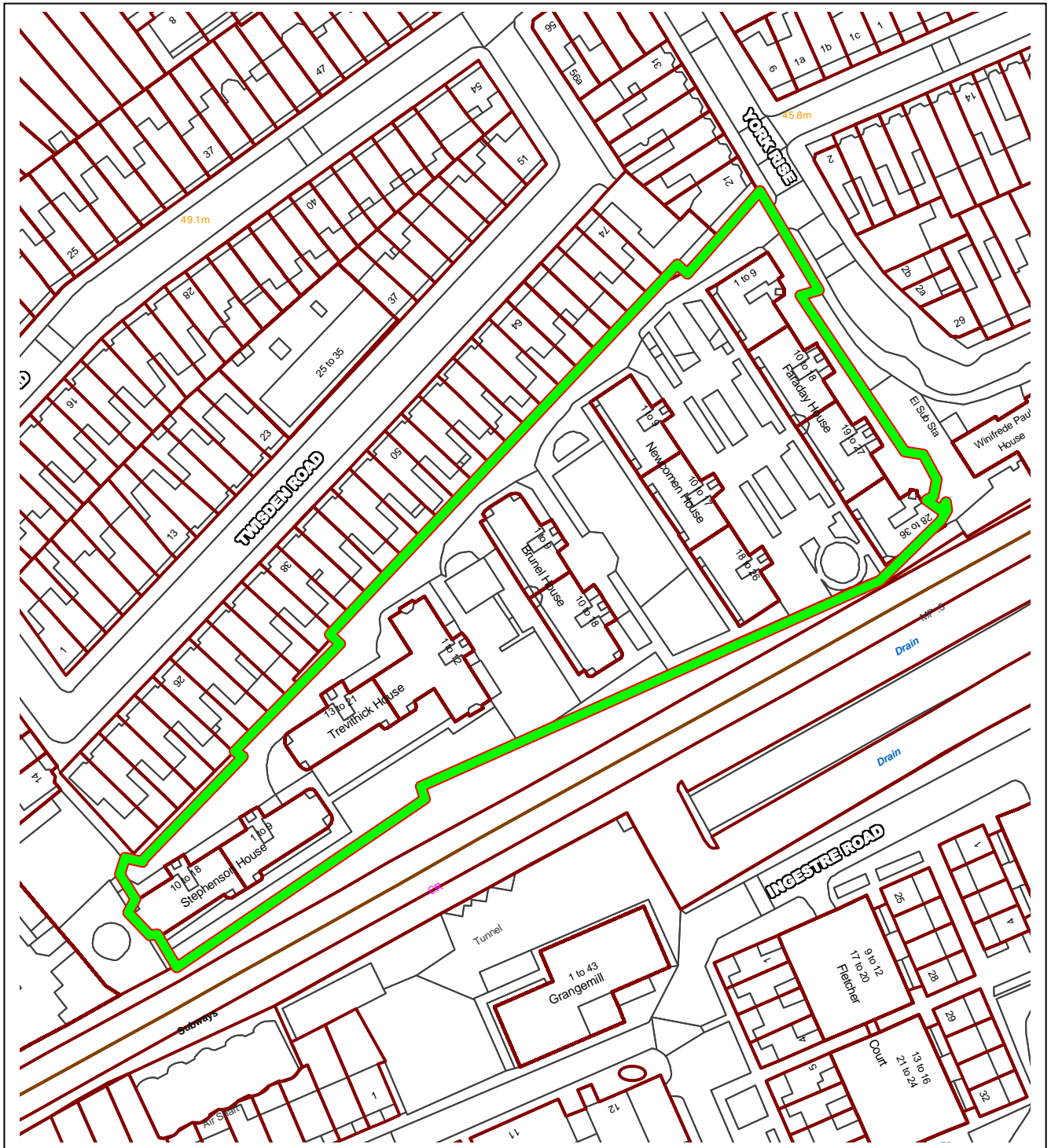


# 2017/2902/P- York Rise Estate



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<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>07/02/2017</b>
(Members' Briefing)		N/A	<b>Consultation Expiry Date:</b>	<b>N/A</b>
<b>Officer</b>		<b>Application Numbers</b>		
Samir Benmbarek		2017/6837/P		
<b>Application Address</b>		<b>Drawing Numbers</b>		
<p>York Rise Estate:</p> <p>Stephenson House York Rise London NW5 1DP</p> <p>Trevithick House York Rise London NW5 1DR</p> <p>Brunel House York Rise London NW5 1DS</p> <p>Newcomen House York Rise London NW5 1DT</p> <p>Faraday House York Rise London NW5 1DU</p>		See draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
<p>Details as required by condition 4 (roofing material) of planning permission 2017/2902/P dated 12/09/2017 for the External refurbishment of five mansion blocks comprising the York Rise Estate(Faraday House, Brunel House, Trevithick House, Newcomen House and Stephenson House) to include replacement of existing slate roof tiles with Spanish slate roof tiles and replacement of mansard storey dormer single glazed sash windows with double glazed sash windows</p>				
<b>Recommendation:</b>		<b>Grant Approval of Details</b>		
<b>Application Type:</b>		<b>Approval of Details</b>		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:	No site notices were displayed or press notices published, as Approval of Details applications do not require statutory consultation.					
CAAC/ National Amenity Society comments:	<p>The Dartmouth Park CAAC objected to the details with the following comments:</p> <ol style="list-style-type: none"> <li>1. Unconvinced of the justification of replacing the existing roof slate with an inferior slate</li> <li>2. Historic information of previous roof work should have been kept and available within the Council</li> <li>3. Energy conservation improvements can be done internally.</li> <li>4. View of the proposed slates and roof from long distances due to the topography of the site.</li> <li>5. Proposed slate does not adhere to policies D1 and D2 of the Camden Local Plan.</li> </ol> <p>Officer's Response</p> <ol style="list-style-type: none"> <li>1. <i>From communication with the applicant and agent, the work is necessary in conjunction with the maintenance and upgrade works that are occurring at the York Rise Estate. The overall aim is in order to continue to house tenants within a high standard of residential accommodation and for the estate to continue to function in longevity. The principle of the replacement of the roof slates was determined to be acceptable by virtue of planning permission 2017/2902/P subject to the further details of the slate.</i></li> <li>2. <i>Upon discussion, it is currently unknown whether the Council had this information. Despite this, the principle of the replacing the slate has been considered acceptable, subject to the details of the slate which is controlled through this application. Please refer to paragraph 2.4.</i></li> <li>3. <i>As well as energy conservation improvement, the replacement of the roof slates are to ensure longevity of the buildings and its function to accommodate residents.</i></li> <li>4. <i>It is considered overall that as the proposed roof slates are a close match to the existing slates the appearance of the buildings in these views will be maintained. Please refer to paragraph 2.2 and 2.4.</i></li> <li>5. <i>Upon review and within its context, it is considered the selected roof slate is in adherence to policies D1 and D2 of the Camden Local Plan. This is in conjunction with the planning permission ref: 2017/2902/P.</i></li> </ol>					
<b>Site Description</b>						
The application site comprises of 5x residential buildings located on the western side of York Rise and is bordered by the railway line (Gospel Oak- Upper Holloway) to the south of the site and Twisden Road to the north. Each building is four storeys in height and is constructed of stock brickwork with						

timber sash windows and “Delabole” roof slating upon the roof.

The buildings are located within the Dartmouth Park Conservation Area. Although neither the site nor the buildings are listed, the gardens of the York Rise Estate are locally listed. All five residential blocks are listed within the Dartmouth Park Conservation Area Appraisal and Management Statement as buildings which make a positive contribution to the conservation area.

In September 2017, conditional planning permission was granted for the principle of the replacement of the existing roof slate (along with other works) subject to further details of the proposed slate being submitted to the Council and observed on site.

### **Relevant History**

**2017/2902/P-** Full Planning Permission granted on 12/09/2017 for the external refurbishment of five mansion blocks comprising the York Rise Estate (Faraday House, Brunel House, Trevithick House, Newcomen House and Stephenson House) to include replacement of existing slate roof tiles with Spanish slate roof tiles and replacement of mansard storey dormer single glazed sash windows with double glazed sash windows.

### **Relevant policies**

**National Planning Policy Framework, 2012**

**The London Plan 2016**

**London Borough of Camden Local Plan 2017**

D1 (Design)

D2 (Heritage)

**Camden Supplementary Planning Guidance**

CGP1 (Design)

**Dartmouth Park Conservation Area Appraisal and Management Statement 2009**

## Assessment

### 1. Proposal

1.1 Approval is sought for the following details:

- Proposed roof slate on the residential buildings within the York Rise Estate

1.2 The main issues for consideration are:

- The proposed details are sufficient and satisfactory to discharge condition 4 of planning permission ref: 2017/2902/P dated 12 September 2017.

### 2. Details of Proposed Roof Slate

2.1 Conditional planning permission was granted on 12 September 2017 for “12/09/2017 for the external refurbishment of five mansion blocks comprising the York Rise Estate (Faraday House, Brunel House, Trevithick House, Newcomen House and Stephenson House) to include replacement of existing slate roof tiles with Spanish slate roof tiles and replacement of mansard storey dormer single glazed sash windows with double glazed sash windows”. A condition was attached to secure further details of the proposed roof slate for the 5x residential buildings.

2.2 The existing roof slates, an original Cornish type, are no longer available and therefore an exact matching replacement cannot be achieved. In addition, the existing slates have appeared to be reused at least twice and it isn't recommended to be reused again. Therefore, the applicant is required to source the closest slate possible to the original roof slates.

2.3 A previous roof slate was selected by the applicant, which was reviewed by the case officer and conservation officer on a site visit on Tuesday 28 November 2017 in which it was considered inappropriate for the buildings and was not of a similar appearance pre and post weathering.

2.4 Consequently, the applicant selected the 'Alpina Graphite' Brazilian slate that was reviewed by the Council's conservation officer on another site visit. It is considered that the proposed slates are extremely similar in point of texture and colour and would not be discernibly different when viewed from the ground. The proposed details are therefore considered to be satisfactory and sufficient in order to discharge condition 4 of planning permission 2017/2902/P dated 12 September 2017.

2.5 This application is solely for the approval of details in order to discharge condition 4 of planning permission ref: 2017/2902/P dated 12 September 2017. The full impact of the scheme on design and amenity has already been assessed in determining the initial planning application.

### 3. Recommendation

Approve details.

#### **DISCLAIMER**

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 15<sup>th</sup> January 2018, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***



Mr Michael Royalton-Kisch  
Arcus Consulting LLP  
10-11 Heathfield Terrace  
London  
W4 4JE

Application Ref: **2017/6837/P**  
Please ask for: **Samir Benmbarek**  
Telephone: 020 7974 **2534**

9 January 2018

**DRAFT**

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Approval of Details Granted**

Address:

**York Rise Estate:**

**Stephenson House  
York Rise  
London  
NW5 1DP**

**Trevithick House  
York Rise  
London  
NW5 1DR**

**Brunel House  
York Rise  
London  
NW5 1DS**

**Newcomen House  
York Rise  
London  
NW5 1DT**

**DECISION**

Executive Director Supporting Communities



**Faraday House  
York Rise  
London  
NW5 1DU**

Proposal:

Details as required by condition 4 (roofing material) of planning permission 2017/2902/P dated 12/09/2017 for the External refurbishment of five mansion blocks comprising the York Rise Estate(Faraday House, Brunel House, Trevithick House, Newcomen House and Stephenson House) to include replacement of existing slate roof tiles with Spanish slate roof tiles and replacement of mansard storey dormer single glazed sash windows with double glazed sash windows

Drawing Nos: Slatescape Datasheet (Alpina Grey/Green); Slatescape 50 year guarantee document.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Informative(s):

- 1 You are advised that all conditions of planning permission ref: 2017/2902/P dated 12/09/2017 have now been discharged.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning